

Transaction Set 824 — Application Advice

HUD uses Transaction Set 824 (Application Advice) for indicating to the mortgagees or service bureaus who sent a transaction set 820 (Payment Order) via EDI if that TS 820 was submitted correctly or if errors had occurred in the TS 820 leading to a rejection. Within HUD's Upfront Mortgage Insurance Premium trading group, HUD's EDI Bank is always the **sender** of TS 824, the trading partners are the **receivers**.

Transaction Set 824 Outline

The following pages present the 824 transaction set outline in response to transaction set 820. It is based on version 003050 of the X12 standard.

824 Application Advice

Functional Group ID=**AG**

Introduction:

This Draft Standard for Trial Use contains the format and establishes the data contents of the Application Advice Transaction Set (824) for use within the context of an Electronic Data Interchange (EDI) environment. The transaction set can be used to provide the ability to report the results of an application system's data content edits of transaction sets. The results of editing transaction sets can be reported at the functional group and transaction set level, in either coded or free-form format. It is designed to accommodate the business need of reporting the acceptance, rejection or acceptance with change of any transaction set. The Application Advice should not be used in place of a transaction set designed as a specific response to another transaction set (e.g., purchase order acknowledgment sent in response to a purchase order).

Notes:

This 824, Application Advice, is used for MIP, Mortgage Insurance Premiums.

Heading:

	Pos. No.	Seg. ID	Name	Req. Des.	Max.Use	Loop Repeat	Notes and Comments
Must Use	010	ST	Transaction Set Header	M	1		
Must Use	020	BGN	Beginning Segment	M	1		
LOOP ID - N1							>1
Not Used	030	N1	Name	O	1		
Not Used	040	N2	Additional Name Information	O	2		
Not Used	050	N3	Address Information	O	2		
Not Used	060	N4	Geographic Location	O	1		
Not Used	070	REF	Reference Numbers	O	12		
Not Used	080	PER	Administrative Communications Contact	O	3		

Detail:

	Pos. No.	Seg. ID	Name	Req. Des.	Max.Use	Loop Repeat	Notes and Comments
LOOP ID - OTI							>1
Must Use	010	OTI	Original Transaction Identification	M	1		
Not Used	020	REF	Reference Numbers	O	12		c1
Not Used	030	DTM	Date/Time Reference	O	2		

Not Used	040	PER	Administrative Communications Contact	O	3	
	050	AMT	Monetary Amount	O	10	
	060	QTY	Quantity	O	10	
Not Used	065	N1	Name	O	1	
LOOP ID - TED					>1	
Not Used	070	TED	Technical Error Description	O	1	
Not Used	080	NTE	Note/Special Instruction	O	100	
LOOP ID - LM					>1	
	085	LM	Code Source Information	O	1	n1
Must Use	086	LQ	Industry Code	M	100	
Must Use	090	SE	Transaction Set Trailer	M	1	

Transaction Set Notes

1. Use of the LM loop is limited to the identification of industry unique application error conditions.

Transaction Set Comments

1. REF segments can be used as needed to further identify the original transaction set.

Data Mapping Guide

The data mapping guide for TS 824 in conjunction with TS 820, presented on the following pages, is based on version 003050 of TS 824, as defined by the X12 standard. This guide presents important detailed information on each of the segments and the constituent data elements that comprise the transaction set.

Data Mapping Guide
Transaction Set 824 (for TS 820)
Upfront Single Family Premium Collection

Segment: **ST** Transaction Set Header
Position: 010
Loop:
Level: Heading:
Usage: Mandatory
Max Use: 1
Purpose: To indicate the start of a transaction set and to assign a control number
Syntax Notes:
Semantic Notes: 1 The transaction set identifier (ST01) used by the translation routines of the interchange partners to select the appropriate transaction set definition (e.g., 810 selects the Invoice Transaction Set).
Comments:
Notes: The ST segment is required each time a Transaction Set is sent.

Data Element Summary

	Ref.	Data	Attributes
	Des.	Element Name	
Must Use	ST01	143 Transaction Set Identifier Code Code uniquely identifying a Transaction Set 824 X12.44 Application Advice	M ID 3/3
Must Use	ST02	329 Transaction Set Control Number Identifying control number that must be unique within the transaction set functional group assigned by the originator for a transaction set NOTE: The control number is assigned and generated by the HUD's translation software. It should be sequential within the functional group to aid in error recovery and research. The control number in the ST segment (ST02) must be identical to the control number in the SE segment (SE02) for each transaction.	M AN 4/9

Segment: **BGN** Beginning Segment
Position: 020
Loop:
Level: Heading:
Usage: Mandatory
Max Use: 1
Purpose: To indicate the beginning of a transaction set
Syntax Notes: 1 If BGN05 is present, then BGN04 is required.
Semantic Notes: 1 BGN02 is the transaction set reference number.
2 BGN03 is the transaction set date.
3 BGN04 is the transaction set time.
4 BGN05 is the transaction set time qualifier.
5 BGN06 is the transaction set reference number of a previously sent transaction affected by the current transaction.
Comments:

Data Element Summary

	<u>Ref.</u> <u>Des.</u>	<u>Data</u> <u>Element</u>	<u>Name</u>	<u>Attributes</u>
Must Use	BGN01	353	Transaction Set Purpose Code Code identifying purpose of transaction set 11 Response	M ID 2/2
Must Use	BGN02	127	Reference Number Reference number or identification number as defined for a particular Transaction Set, or as specified by the Reference Number Qualifier. The ISA13 value from the originating mortgagee's payment file will be reported.	M AN 1/30
Must Use	BGN03	373	Date Date (YYMMDD) The date the originating mortgagee's payment file loaded into the EDI Bank EDI warehouse will be reported.	M DT 6/6
	BGN04	337	Time Time expressed in 24-hour clock time as follows: HHMM, or HHMMSS, or HHMMSSD, or HHMMSSDD, where H = hours (00-23), M = minutes (00-59), S = integer seconds (00-59) and DD = decimal seconds; decimal seconds are expressed as follows: D = tenths (0-9) and DD = hundredths (00-99) The time the originating mortgagee's payment file loaded into the EDI Bank EDI warehouse will be reported.	X TM 4/8
Not Used	BGN05	623	Time Code Code identifying the time. In accordance with International Standards Organization standard 8601, time can be specified by a + or - and an indication in hours in relation to Universal Time Coordinate (UTC) time; since + is a restricted character, + and - are substituted by P and M in the codes that follow Refer to 003050 Data Element Dictionary for acceptable code values.	O ID 2/2

Not Used	BGN06	127	Reference Number	O	AN 1/30
			Reference number or identification number as defined for a particular Transaction Set, or as specified by the Reference Number Qualifier.		
Not Used	BGN07	640	Transaction Type Code	O	ID 2/2
			Code specifying the type of transaction Refer to 003050 Data Element Dictionary for acceptable code values.		
Not Used	BGN08	306	Action Code	O	ID 1/2
			Code indicating type of action Refer to 003050 Data Element Dictionary for acceptable code values.		

Segment:	OTI Original Transaction Identification
Position:	010
Loop:	OTI Mandatory
Level:	Summary:
Usage:	Mandatory
Max Use:	1
Purpose:	To identify the edited transaction set and the level at which the results of the edit are reported, and to indicate the accepted, rejected, or accepted-with-change edit result
Syntax Notes:	1 If OTI09 is present, then OTI08 is required.
Semantic Notes:	1 OTI06 is the group date. 2 OTI07 is the group time. 3 If OTI11 is present, it will contain the version/release under which the original electronic transaction was translated by the receiver.
Comments:	1 OTI02 contains the qualifier identifying the business transaction from the original business application, and OTI03 will contain the original business application identification. 2 If used, OTI04 through OTI08 will contain values from the original electronic functional group generated by the sender. 3 If used, OTI09 through OTI10 will contain values from the original electronic transaction set generated by the sender.

Data Element Summary

	Ref.	Data	Attributes
	Des.	Element Name	
Must Use	OTI01	110 Application Acknowledgment Code	M ID 1/2
		Code indicating the application system edit results of the business data	
		TA Transaction Set Accept	
		TR Transaction Set Reject	
Must Use	OTI02	128 Reference Number Qualifier	M ID 2/2
		Code qualifying the Reference Number.	
		TN Transaction Reference Number	
		ZZ Mutually Defined	
Must Use	OTI03	127 Reference Number	M AN 1/30
		Reference number or identification number as defined for a particular Transaction Set, or as specified by the Reference Number Qualifier.	
		Trace number from the original payment instruction or the value NV will be reported.	
Not Used	OTI04	142 Application Sender's Code	O AN 2/15
		Code identifying party sending transmission; codes agreed to by trading partners	
Not Used	OTI05	124 Application Receiver's Code	O AN 2/15
		Code identifying party receiving transmission. Codes agreed to by trading partners	
Not Used	OTI06	373 Date	O DT 6/6

Not Used	OTI07	337	Date (YYMMDD) Time	O	TM 4/8
			Time expressed in 24-hour clock time as follows: HHMM, or HHMMSS, or HHMMSSD, or HHMMSSDD, where H = hours (00-23), M = minutes (00-59), S = integer seconds (00-59) and DD = decimal seconds; decimal seconds are expressed as follows: D = tenths (0-9) and DD = hundredths (00-99)		
	OTI08	28	Group Control Number	X	N0 1/9
			Assigned number originated and maintained by the sender The GS06 element from the original 820 transaction set will be reported in this data element.		
Not Used	OTI09	329	Transaction Set Control Number	O	AN 4/9
			Identifying control number that must be unique within the transaction set functional group assigned by the originator for a transaction set		
Not Used	OTI10	143	Transaction Set Identifier Code	O	ID 3/3
			Code uniquely identifying a Transaction Set Refer to 003050 Data Element Dictionary for acceptable code values.		
Not Used	OTI11	480	Version / Release / Industry Identifier Code	O	AN 1/12
			Code indicating the version, release, subrelease, and industry identifier of the EDI standard being used, including the GS and GE segments; if code in DE455 in GS segment is X, then in DE 480 positions 1-3 are the version number; positions 4-6 are the release and subrelease, level of the version; and positions 7-12 are the industry or trade association identifiers (optionally assigned by user); if code in DE455 in GS segment is T, then other formats are allowed Refer to 003050 Data Element Dictionary for acceptable code values.		

Segment: **AMT** Monetary Amount
Position: 050
Loop: OTI Mandatory
Level: Summary:
Usage: Optional
Max Use: 10
Purpose: To indicate the total monetary amount
Syntax Notes:
Semantic Notes:
Comments:

Data Element Summary

<u>Ref.</u> <u>Des.</u>	<u>Data</u> <u>Element</u>	<u>Name</u>	<u>Attributes</u>
Must Use AMT01	522	Amount Qualifier Code Code to qualify amount Refer to 003050 Data Element Dictionary for acceptable code values.	M ID 1/2
Must Use AMT02	782	Monetary Amount Monetary amount The payment amount from the BPR02 element of the original 820 transaction set will be reported in this data element.	M R 1/15
Not Used AMT03	478	Credit/Debit Flag Code Code indicating whether amount is a credit or debit Refer to 003050 Data Element Dictionary for acceptable code values.	O ID 1/1

Segment: **QTY** Quantity
Position: 060
Loop: OTI Mandatory
Level: Summary:
Usage: Optional
Max Use: 10
Purpose: To specify quantity information
Syntax Notes:
Semantic Notes:
Comments:

Data Element Summary

	<u>Ref.</u> <u>Des.</u>	<u>Data</u> <u>Element</u>	<u>Name</u>	<u>Attributes</u>
Must Use	QTY01	673	Quantity Qualifier Code specifying the type of quantity Refer to 003050 Data Element Dictionary for acceptable code values.	M ID 2/2
Must Use	QTY02	380	Quantity Numeric value of quantity	M R 1/15
Not Used	QTY03	355	Unit or Basis for Measurement Code Code specifying the units in which a value is being expressed, or manner in which a measurement has been taken Refer to 003050 Data Element Dictionary for acceptable code values.	O ID 2/2

Segment: **LM** Code Source Information
Position: 085
Loop: LM Optional
Level: Summary:
Usage: Optional
Max Use: 1
Purpose: To transmit standard code list identification information
Syntax Notes:
Semantic Notes:
Comments: 1 LM02 identifies the applicable industry code list source information.
Notes: The LM loop will be used to report error conditions identified by the EDI Bank during the transaction edit process. The LM loop will not be used when transactions are validated and processed without errors.

Data Element Summary

Ref.	Data		
Des.	Element	Name	Attributes
Must Use	LM01	559 Agency Qualifier Code	M ID 2/2
		Code identifying the agency assigning the code values	
		HU Department of Housing and Urban Development	
	LM02	822 Source Subqualifier	O AN 1/15
		A reference that indicates the table or text maintained by the Source Qualifier	

Segment: **LQ** Industry Code
Position: 086
Loop: LM Optional
Level: Summary:
Usage: Mandatory
Max Use: 100
Purpose: Code to transmit standard industry codes
Syntax Notes: 1 If LQ01 is present, then LQ02 is required.
Semantic Notes:
Comments:

Data Element Summary

<u>Ref.</u>	<u>Data</u>	<u>Name</u>	<u>Attributes</u>
<u>Des.</u>	<u>Element</u>		
LQ01	1270	Code List Qualifier Code Code identifying a specific industry code list Refer to 003050 Data Element Dictionary for acceptable code values.	O ID 1/3
LQ02	1271	Industry Code Code indicating a code from a specific industry code list The Department of Housing and Urban Development Transaction Edit Error Code will be reported in this data element. See pages following this data mapping guide for list of Error Codes.	X AN 1/20

Segment: **SE** Transaction Set Trailer
Position: 090
Loop:
Level: Summary:
Usage: Mandatory
Max Use: 1
Purpose: To indicate the end of the transaction set and provide the count of the transmitted segments (including the beginning (ST) and ending (SE) segments).

Syntax Notes:**Semantic Notes:**

Comments: 1 SE is the last segment of each transaction set.

Notes: The SE segment is required each time a Transaction Set is sent.

Data Element Summary

	Ref.	Data		
	Des.	Element	Name	Attributes
Must Use	SE01	96	Number of Included Segments	M N0 1/10
			Total number of segments included in a transaction set including ST and SE segments	
Must Use	SE02	329	Transaction Set Control Number	M AN 4/9
			Identifying control number that must be unique within the transaction set functional group assigned by the originator for a transaction set	
			NOTE: The control number is assigned and generated by the HUD's translation software. It should be sequential within the functional group to aid in error recovery and research. The control number in the SE segment (SE02) must be identical to the control number in the ST segment (ST02) for each transaction.	

ERROR CODES

Upfront Mortgage Insurance Premiums TS 824 for TS 820

<u>CODE</u>	<u>MESSAGE</u>
01	Invalid BPR16 Date
02	BPR16 Month Not 1-12
03	BPR16 Day Not 1-31
04	Invalid DTM097 Date
05	DTM097 Month Not 1-12
06	DTM07 Day not 1-31
07	Invalid DTM146 Date
08	DTM146 Month Not 1-12
09	DTM146 Day Not 1-31
10	Invalid DTM152 Date
11	DTM152 Month Not 1-12
12	DTM152 Day Not 1-31
13	BPR07 Invalid HUD ID
14	BPR09 Bad Bank Routing
15	BPR10 Bad Bank Account
16	N1PR04 Bad Mortgagee ID
17	REFZ802 Bad Case ID
18	REFYA02 Bad Case ID

CODE	MESSAGE
19	Bad Refinance Data
20	Late Payment Due Error
21	Late Pay/Int Due Error
22	Bad Late Pay, No/Int
23	Bad Late Pay, With/Int
24	Bad Interest Due Amount
25	Bad Penalty Amount
26	Unmatch BPR Payment
27	Orig = Prior Case No.
28	Future Closing Date